027.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,100	/	934,100
USE VALUE:	934,100	/	934,100
ASSESSED:	934,100	/	934,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENNESSEY ALMA D/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	92 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENNESSEY DELORES M -
Owner 2:	-
Street 1:	92 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2642 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	476,000	3,300	454,800	934,100
Total Card	0.114	476,000	3,300	454,800	934,100
Total Parcel	0.114	476,000	3,300	454,800	934,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.52 | /Parcel: 353.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18162
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0009.0

!2219!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	476,200	3300	4,950.	454,800	934,300	934,300	Year End Roll	12/18/2019
2019	104	FV	368,900	3300	4,950.	483,200	855,400	855,400	Year End Roll	1/3/2019
2018	104	FV	368,900	3300	4,950.	352,500	724,700	724,700	Year End Roll	12/20/2017
2017	104	FV	345,600	3300	4,950.	307,000	655,900	655,900	Year End Roll	1/3/2017
2016	104	FV	345,600	3300	4,950.	261,500	610,400	610,400	Year End	1/4/2016
2015	104	FV	307,200	3300	4,950.	255,800	566,300	566,300	Year End Roll	12/11/2014
2014	104	FV	307,200	3300	4,950.	210,300	520,800	520,800	Year End Roll	12/16/2013
2013	104	FV	319,900	3300	4,950.	200,100	523,300	523,300		12/13/2012

PRINT

Date	Time
12/10/20	17:40:57

LAST REV

Date	Time
12/04/19	14:23:50

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2219

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENNESSEY DELOR	61169-559		2/11/2013	Convenience	1	No	No		
	11257-321		11/23/1966			No	No		N

USER DEFINED

Prior Id # 1:	18162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2015	72	Insulate	2,242					Insulate first flo
4/26/2011	340	Porch	5,725					REPL FFL PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
4/5/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit
Total:	454,800										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08424318
Const Adj.:	0.97757620
Adj $ / SQ:	180.188
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646729
Depreciation:	170736
Depreciated Total:	475993

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

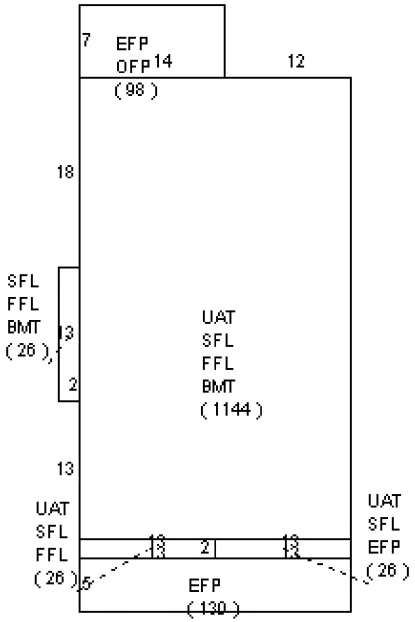
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.19
Special Features:	0	Val/Su Net:	112.29
Final Total:	476000	Val/Su SzAd	196.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	180.190	220,190
FFL	First Floor	1,196	180.190	215,505
BMT	Basement	1,170	54.060	63,246
UAT	Upper Attic	299	112.620	33,673
EFP	Enclos Porch	254	37.090	9,422
OFP	Open Porch	98	32.590	3,194

Net Sketched Area:	4,239			Total:	545,230
Size Ad	2418	Gross Are	5136	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1917	27.63	T	40	104			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300